GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department - Rayalam Gram Panchayat, Bhimavaram - Change of land use from Public & Semi Public use (Hospital zone) to Residential use and deletion of 40'-0'' wide proposed Master Plan road in R.S.No.3/8P, 3/31P of Rayalam GP, Bhimavaram to an extent of Ac.0.3900 cents as applied by Sri Ch. Narasimha Rao and 2 others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 57 **Dated: 08-02-2017**

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.2229/2016/R2, dt:11.05.2016.
2. Govt. Memo No.247578/H1/2016, dated:15.06.2016.
3. From the DTCP, Lr.Roc.No.2229/2016/R2, dt:05.10.2016.
4. Government Memo No.11411/I2/2011, MA & UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.247578/H1/2016, dated:04.11.2016.
6. Andhra Pradesh Gazette No.829, Part-I, dated:08.11.2016.
7. From the DTCP, AP, Guntur, Lr.Roc.No.2229/2016/R2, dt:20.01.2017.

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ORDER:

The draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.829, Part-I, Dt:08.11.2016. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Panchayat Secretary, Bhimavaram Municipality has informed that the applicant has paid an amount of Rs.2,99,302/- towards Development / conversion charges and also the Director of Town & Country Planning, AP, Guntur in the reference 7th read above, he has reported that, the Panchayat Secretary, Rayalam Gram Panchayat has published the draft variation notification in two Daily News papers i.e., one in The Hindu in English version and one in Andhra Jyothi in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Regional Deputy Director of Town Planning, Rajamahendravaram.
The Panchayat Secretary, Rayalam Gram Panchayat, Bhimavaram, W.G. District.

Copy to:

The individual through the Panchayat Secretary, Rayalam Gram Panchayat, Bhimavaram, W.G. District.
The District Collector, W.G. District.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951, MA., dated:27.11.1987 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.3/8 (P) & 3/31 (P) of Rayalam Gram Panchayat, Bhimavaram Mandal to an extent of Ac.0.3900 cents, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi public use and 40'-0'' wide road in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA Dt:27.11.1987 is now designates for Residential use deleting 40'-0'' wide road by variation of change of land use basing on the Council Resolution No.84/2016, dated:31.03.2016 as marked as "A to H" in the revised part proposed land use map bearing G.T.P.No.29/2016/R available in the Panchayat Office Rayalam Gram Panchayat **subject to the following conditions that;**

1. The applicant shall hand over the site to an extent of 14.64 sq.mts. on 14.64 sq.mts. on Southern side to maintain minimum 9.14 mts (30'-0'') wide road to Rayalam Gram Panchayat through Registered Gift Deed.
2. The applicant shall pay necessary conversion / development charges to the Rayalam Gram Panchayat as per G.O.Ms.No.158 MA, Dt:22.03.1996
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Others Land.
East	:	Vacant land & Existing buildings.
South	:	Existing 26'-0'' wide road.
West	:	Existing buildings.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER